

Township of Willingboro, Burlington County, New Jersey

Available - Former Marina for Redevelopment

4118 – 4126 Route 130 Beverly, New Jersey –Along heavily trafficked U.S Route 130

Redevelopment Opportunity

- The Township of Willingboro is seeking a developer to redevelop the former Big D Marina.
- The site is located along busy Route 130 in Willingboro with waterfront access to Rancocas Creek.
- Easily Accessible from Route 295 and the New Jersey Turnpike.
- The site is privately owned but the Township is working with the current owner to find a viable reuse strategy.
- No Preliminary Site Assessment data known to be available
- Centrally located 16 Miles from Philadelphia and 18 miles from Trenton.
- Great location for a marina, waterfront restaurant, water sport launch, the possibilities are endless.

Demographic Statistics

Population

- 10 Minute Drive Time -113,270
- 20 Minute Drive Time - 605,010
- 30 Minute Drive Time – 2.3 Million

Median Household Income

- 10 Minute Drive Time - \$70,703
- 20 Minute Drive Time - \$57,923

Site Details

The site is the Former Big D Marina, currently privately owned and partnering with the Township of Willingboro to solicit a developer.

- 4.33 Acres
- Assessed value \$983,600 as of 2014
- Zoning – B-1 Primary Business/ Light Industry District
- Access to Public Water On-Site
- Public Sewer Access less than 300 feet
- Block 15, Lots 1,2,3,4

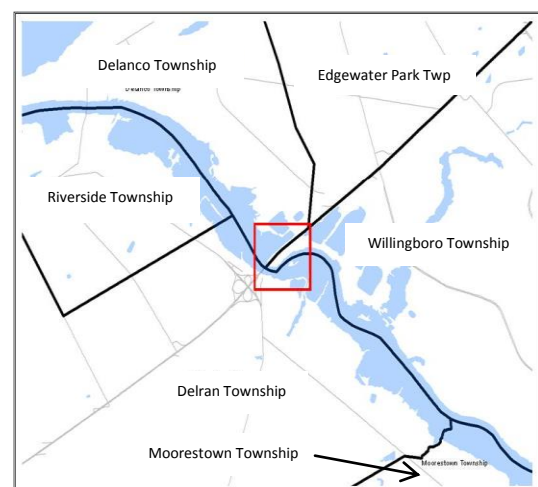
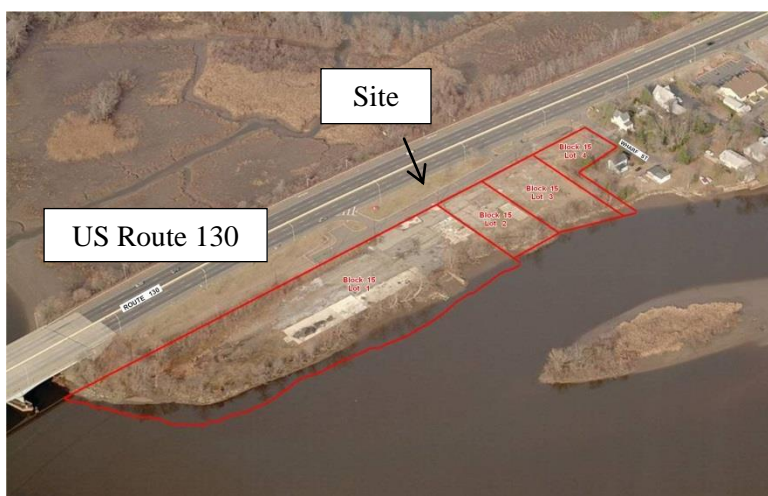
Bulk Standards Requirements

- 2.5 Story / 35 Feet
- Maximum impervious coverage 50%
- Minimum Setbacks
 - Side and Rear – 20 Feet
 - Front 50 Feet

Average Daily Traffic Counts

Approximately 51,575 automobiles travel along this portion of Route 130 daily according to New Jersey Department of Transportation.

CONTACT: Ms. Joanne Diggs, Administrator, Willingboro Township, One Rev. Dr. M. L. King, Jr. Drive, Willingboro, New Jersey 08046 (609) 877-22



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